

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

**TUESDAY, FEBRUARY 6, 2018
PUBLIC HEARING: 1:30 P.M.**

**ROSENWALD RECREATION CENTER
1120 SOUTH BROAD STREET**

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON FEBRUARY 6, 2018 IN THE ROSENWALD RECREATION CENTER (1120 SOUTH BROAD STREET) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

ZONING DOCKET 017/18 – Request by The Palms Louisiana, LLC for a conditional use to permit a mini-warehouse in a C-2 Auto-Oriented Commercial District, the ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Lot 2-F, Section 24, Lakratt Tract, in the Third Municipal District, bounded by Interstate 10, Plainfield Drive, Read Boulevard, Read Lane, and the Farrar Canal. The municipal address is 10301 Interstate 10 Service Road. (PD 9)

ZONING DOCKET 018/18 – Request by 2728 Bienville, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District, on Square 363, Lot A, in the Second Municipal District, bounded by Bienville Avenue, North Broad Street, North White Street, and Iberville Street. The municipal addresses are 2728-2730 Bienville Avenue. (PD 4)

ZONING DOCKET 019/18 – Request by David MacDonald and Irelis Nazario-MacDonald for a zoning change from an HMR-1 Historic Marigny/Tremé/Bywater Residential District to an HMC-1 Historic Marigny/Tremé/Bywater Commercial District, on Square 269, Lot E, in the Third Municipal District, bounded by Burgundy, Pauger, Touro, and North Rampart Streets. The municipal address is 1919 Burgundy Street. (PD 7)

ZONING DOCKET 021/18 – Request by 3000-3032 St. Claude Ave., LLC for a zoning change from an HMR-3 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 363, part of Lot E-2, part of Lot R, and part of Lot 10 or part of Lot F, part of Lot R, and part of Lot 10. Also a request for a conditional use to permit a hotel over ten thousand (10,000) square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 363, Lots A, B, C-1, E-2, R, S, and 10 or Lots A, B, C-1, E-2, part of Lot F, R, S, and 10. All of the above properties are bounded by Saint Claude Avenue, Montegut Street, North Rampart Street, and Clouet Street. The municipal addresses of the properties included in the zoning change request are 3014-3032 Saint Claude Avenue. The municipal addresses of the properties included in the conditional use request are 3000-3032 Saint Claude Avenue. (PD 7)

ZONING DOCKET 022/18 – Request by St. Catherine Properties, LLC for a conditional use to permit a parking lot (principal use) in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, an AC-3 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 401, Lots N, R, and S, in the Third Municipal District, bounded by Saint Claude Avenue, Feliciana Street, Marais Street, and Clouet Street. The municipal addresses are 3039-3047 Saint Claude Avenue, and 1111-1113 Feliciana Street. (PD 7)

ZONING DOCKET 023/18 – Request by City Council Motion No. M-17-618 for a text amendment to Article 15, Section 15.2.A (Table 15-1: Permitted and Conditional Uses) to make “Mardi Gras den” a permitted use in the C-2 Auto-Oriented Commercial District; to Article 15, Section 15.2.A (Table 15-1: Permitted and Conditional Uses) to change “Mardi Gras den” from a conditional use to a permitted use in the MU-2 High Intensity Mixed-Use District; and to Article 16, Section 16.2 (Table 16-1: Permitted and Conditional Uses) to make “Mardi Gras den” a permitted use in the BIP Business-Industrial Park District.

ZONING DOCKET 024/18 – Request by City Council Motion No. M-17-619 to rescind Ordinance No. 22,946 MCS (Zoning Docket 088/07, which established under the former Comprehensive Zoning Ordinance a conditional use to permit the sale of alcoholic beverages with meals in a standard restaurant in a B-2 Neighborhood Business District), on Square A, Lots 24, 25, 26, 27, 28, 29, and 30, in the Sixth Municipal District, bounded by South Claiborne Avenue, Louisiana Avenue Parkway, Toledano Street, and South Roman Street. The municipal address is 3301 South Claiborne Avenue. (PD 2)

ZONING DOCKET 025/18 – Request by City Council Motion No. M-17-628 for a zoning change from an HMR-1 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 270, Lots 21, D, and 229, in the Third Municipal District, bounded by Frenchmen Street, Burgundy Street, North Rampart Street, and Touro Street. The municipal addresses are 912-920 Frenchmen Street. (PD 7) **(Application is incomplete and cannot be considered because the Neighborhood Participation Program has not been completed. It will be rescheduled for a future meeting upon receipt of the completed Neighborhood Participation Program documents.)**

ZONING DOCKET 026/18 – Request by City Council Motion No. M-17-629 for a zoning change from an S-RS Single-Family Residential District to a C-1 General Commercial District, Lots H and K, in the Third Municipal District, generally bounded by Chef Menteur Highway, Old Spanish Trail, Dreux Avenue, Papania Drive, Nottingham Drive, and Prentiss Avenue. The municipal address is 11033 Chef Menteur Highway. (PD 9) **(Application is incomplete and cannot be considered because the Neighborhood Participation Program has not been completed. It will be rescheduled for a future meeting upon receipt of the completed Neighborhood Participation Program documents.)**

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE 4,264 MCS AS AMENDED, WILL HEAR PROPONENTS AND OPPONENTS TO THE ABOVE PROPOSED CHANGES TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING THE PROPOSED CHANGES ARE ENCOURAGED. THE CPC HAS ESTABLISHED PUBLIC HEARING RULES WITHIN ITS ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WHICH ARE AVAILABLE ON THE CPC WEBSITE: WWW.NOLA.GOV/CPC. YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR EMAIL CPCINFO@NOLA.GOV. ALL WRITTEN COMMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

January 17, January 24, January 31, 2018

Robert Rivers, Executive Director

RDR/skk